

CERTIFICATE OF TITLE

I.- Description of the Property.

All that part and parcel of land admeasuring 13292 sq.mts comprising of Plot bearing sy.No.112/2 admeasuring 12931m² and Plot bearing Sy.no.112/1 admeasuring 352m² both of Village Taleigao identified as **CAVATEACHEM XETT** situated at Taleigao, within the limits of Village Panchayat of Taleigao, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, in the State of Goa, which Property is described under no.11665 at folio 180 (R) of book B-30 and is enrolled in the Taluka Revenue Office under Matriz No.77.

The said Property is bounded as under:-

Towards the North:-Rivulet of salt water.

Towards the South:-Sy.no.

Towards the East :-Sy.no.

Towards the West :- Sy.no.

II.- Description of the Documents Scrutinised.

Shubh (i)-Certificates of Description and Inscription from Land Registrar Ilhas.

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(ii)-Form I and XIV concerning Sy.no.112/1 and 112/2 of Village Taleigao.

(iii)-Extract of Inv. Proceedings 7/54 in the Court of Civil Judge Senior Division Panaji.

(iv) Deed of Sale dated 18-04-1986 registered under no.46 of book I Vol.238 in the Office of Sub-Registrar Ilhas.

(v)-Deed of Sale dated 21-04-1986 registered under no.41 of book I Vol.236 in the Office of Sub-Registrar Ilhas.

(vi)-Deed of Sale dated 21-04-1986 registered under no.43 of book I Vol.238 in the Office of Sub-Registrar Ilhas.

(vii)-Deed of Rectification dated 22-8-1994 registered under no.1721 of book I Vol.336 in the Office of Sub-Registrar Ilhas.

(viii)-Agreement dated 14-10-1987 between Shri Vasudev Dhakuli Shirodkar with his wife Smt. Surekha and Shri Sagar alias Manguesh Ramnath Karpe with his wife Anjali with Alcon Real Estates Pvt. Ltd. and its Addendum dated 3-10-1994 and 23-2-2005.

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(ix)-Agreement dated 6-9-2005 between Vasudev Dhakuli Shirodkar with his wife Smt. Surekha and Shri. Sagar alias Manguesh Ramnath Karpe; M/s. Alcon Developers and M/s. Alcon Construction (Goa) Pvt. Ltd.

(x)-Deed of Succession dated 11-9-2003 drawn at folio 21 of book 1453 in the Office of Notary-Ex-Officio-Sub-Registrar Margao.

(xi)-Deed of Gift dated 15-5-2003 registered under no.2633 of book I Vol.1516 in the Office of Notary-Ex-Officio-Sub-Registrar

(xii)-Deed of Sale dated 14-11-2006 registered under no.575 of book I Vol.1754 in the Office of Notary-Ex-Officio-Sub-Registrar Ilhas.

(xiii)- Deed of Sale dated 1-3-2003 registered under no.1217 of book I Vol.1791 in the Office of Notary-Ex-Officio-Sub-Registrar Ilhas.

(xiv)-Sanad under no.CNV/128/50/90 dated 11-1-1999 from the Dy.Collector Panaji.

III.- OFFICES SEARCHED

I have given searches in the Offices of Land-Registrar/Sub-Registrar Ilhas, Court of Civil Judge Senior Division Panaji.

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IV.- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that on 9-2-1911 ONE HALF of the said property stands inscribed in favour of Maria B. Alves Frias; wife of Manuel Alves under no.6779 and the OTHER HALF in favour of Duarte Sebastiao Pereira under no.6780 both of book F-14 in the Office of Land Registrar Ilhas.

On 4-10-1921 ONE HALF of the property stands inscribed in favour of Manuel Alves under no.11945 of book F-20 as having purchased the same from Duarte Sebastiao Pereira under a Deed dated 27-9-1930 drawn in the Office of Notary Teodoro de Miranda of Ilhas.

Thus the said whole property came to be owned by Manuel Alves and his wife Maria B. Alves Frias.

The said Manuel Alves died on 7-4-1948 and his widow Maria Santana died on 1-1-1953.

By Order of Homologation dated 2-4-1973 the said property listed as item no.2 was allotted to Manuel Sebastiao Fernandes as the highest bidder.

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By a Deed dated 18-4-1986 the said Shri Manuel Sebastiao Fernandes with his wife Blandina sold property bearing Sy.no.112/2 to Shri Jose Alfonso; which Deed is duly registered in the office of Sub-Registrar Ilhas and which Deed was rectified by a Deed dated 20-8-1994; to confirm that the status of the Purchaser is not that of a Tenant which Deed is duly registered in the Office of Sub-Registrar Ilhas.

By another Deed dated 21-4-1986 the said Shri Manuel Sebastiao Fernandes with his wife Blandina sold property bearing Sy.no.112/1 to Shri Vassudev Dhakuli Shirodkar and Sagar alias Naguesh Ramnath Karpe; which Deed is duly registered in the Office of Sub-Registrar Ilhas.

By another Deed dated 21-4-1986 the said Shri Jose Alphonso with his wife Anna Joaquim sold the said property bearing Sy.no.112/2 to Shri Vassudev Dhakuli Shirodkar and Sagar alias Naguesh Ramnath Karpe; which Deed is duly registered in the Office of Sub-Registrar Ilhas.

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On 14-10-1987 Shri Vassudev Dhakuli Shirodkar with his wife Surekha and Sagar alias Naguesh Ramnath Karpe entered into an Agreement with Alcon Real Estate Pvt. Ltd.; to which an addendum was drawn on 3-10-1994 for modification of the terms of Agreement dated 14-10-1987.

On 11-1-1997 the Dy. Collector Panaji issued Sanad under no.CNV/128/50/90 for conversion of an area of 13,293m² of Sy.no.112/1 and 2 of Taleigao.

The said Sagar alias Naguesh Ramnath Karpe died on 18-11-1999 being survived by his widow Anjali and his daughters :- (i)Chaitanya Naguesh Karpe and (ii)Spurti Naguesh Karpe as confirmed by the Deed of Succession dated 11-9-2003 drawn in the Office of Notary-Ex-Officio-Sub-Registrar Margao.

By a Deed dated 15-5-2003 Ms. Chaitanya Naguesh Karpe and Spurti Naguesh Karpe gifted all their illiquid rights in the said property to their mother Anjali Naguesh Karpe; which deed is duly registered in the Office of Sub-Registrar Ilhas.

On 23-2-2005 (i)Shri Vassudev Dhakuli Shirodkar with his wife Surekha and (ii)Smt. Anjali Naguesh Karpe; widow of Sagar alias

Handwritten signature/initials

Smt. SHUBHLAKSHMI NAIK

ADVOCATE

3rd Floor, Velho Building

Panaji, Goa 403 001

Phone : (0832) 2228904, 6644682

E-mail : advssnaik@gmail.com

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Nagush Ramnath Karpe executed an Addendum with Alcon Real Estate Pvt. Ltd. and Alcon Developers. In terms of the award (i) dated 15-4-1998 made by Smt. S.N. Gaunekar as a sole Arbitrator in the matter of Arbitration between Alcon Group of Company the said contract dated 1-4-1997 vested in Alcon Developers on behalf of Alcon Real Estate Pvt. Ltd.

On 6-9-2006 (i) Shri Vassudev Dhakuli Shirodkar with his wife Surekha and (ii) Smt. Anjali Nagush Karpe executed an Agreement with M/s. Alcon Developers and Alcon Construction (Goa) Pvt. Ltd. whereby all the rights of development of the said property were vested in M/s. Alcon Construction (Goa) Pvt. Ltd. on the terms and conditions stipulated therein.

By a Deed dated 14-11-2006 Smt. Anjali Nagush Karpe sold Undivided Half Share in the said property to M/s. Alcon Construction (Goa) Pvt. Ltd.; which Deed is confirmed by Alcon Developers and is duly registered in the Office of Sub-Registrar Ilhas.

By another Deed dated 1-3-2007 Shri Vassudev Dhakuli Shirodkar with his wife Surekha sold their Undivided Half Share in the said property to M/s. Alcon Construction (Goa) Pvt. Ltd.; which Deed is confirmed by Alcon Developers and is duly registered in the Office of Sub-Registrar Ilhas.

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V.- OPINION

In the light of the above I confirm that M/s. Alcon Construction (Goa) Pvt. Ltd. has and holds absolute, valid and marketable title to the said Plot.

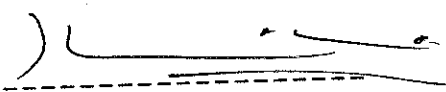
The following documents to be taken on record.

(i)-Nil Encumbrance Certificate from 1-1-2000 to date.

(ii)-Sanad for conversion if obtained *Sr.*

(iii)-Construction License if obtained *Sr.*

Panaji, 11-03-2015.


Adv. S.S. Naik